

§ 25-2-891 ACCESSORY USES GENERALLY.

An accessory use is a use that:

- (1) is incidental to and customarily associated with a principal use;
- (2) unless otherwise provided, is located on the same site as the principal use; and
- (3) may include parking for the principal use.

Source: Section 13-2-1; Ord. 990225-70; Ord. 031211-11.

§ 25-2-892 APPLICABLE REGULATIONS.

The regulations applicable to a principal use apply to an accessory use, except as otherwise provided in this division.

Source: Section 13-2-301; Ord. 990225-70; Ord. 031211-11.

§ 25-2-893 ACCESSORY USES FOR A PRINCIPAL RESIDENTIAL USE.

(A) For a principal residential use, this section prescribes the requirements for an accessory use.

(B) This subsection provides for vehicle storage as an accessory use.

(1) Not more than one motor vehicle for each licensed driver residing on the premises may be stored on the premises.

(2) Notwithstanding the limitation of Subsection (B)(1), a private garage for the storage of not more than four motor vehicles is permitted.

(3) Except for an antique vehicle or recreational vehicle, a motor vehicle with a capacity of one ton or greater is prohibited.

(4) Not more than one commercial vehicle may be stored on the premises.

(5) Except as provided in Subsection (B)(6), an inoperable motor vehicle may not be stored on an adjacent public right-of-way. A motor vehicle is inoperable if, for more than 72 hours, the vehicle:

(a) does not have license plates or has license plates that have been expired for more than 90 days;

(b) does not have a motor vehicle safety inspection sticker or has a motor vehicle inspection safety sticker that has been expired for more than 90 days; or

(c) cannot be started or legally operated in a public right-of-way.

(6) The prohibition of Subsection (B)(5) does not apply to:

(a) an antique or recreational vehicle stored at an owner's residence; or

(b) a vehicle under repair for less than 60 days, if not more than one other vehicle is also under repair.

(7) Up to two vehicles that are either antique or recreational vehicles may be stored on the premises, if the storage area is not a health hazard and is either in an enclosed building or screened from public view with a solid wood or masonry fence at least six feet high.

(C) The following are permitted as accessory uses:

(1) recreational activities and recreational facilities for use by residents;

(2) religious study meetings;

(3) playhouses, patios, cabanas, porches, gazebos, and household storage buildings;

(4) radio and television receiving antenna and dish-type satellite receivers;

(5) solar collectors;

(6) home occupations that comply with Section [25-2-900](#) (*Home Occupations*);

(7) the keeping of dogs, cats, and similar small animals as household pets; and

(8) a single accessory apartment that complies with the requirements of Section [25-2-901](#) (*Accessory Apartments*).

(D) A guest house is permitted if the principal use is a single-family residential use located on a lot with at least 10,000 square feet of area. A guest house may be occupied only by occasional nonpaying guests of the permanent residents.

(E) A single accessory dwelling is permitted if the principal use is a single-family residential use located on a lot with at least 15,000 square feet of area. An accessory dwelling may be occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service.

(F) A residential convenience service is permitted if the principal use is a multifamily use or a mobile home park use. A residential convenience service is a commercial use that is operated as an integral part of the principal use, is not identifiable from outside the site, and is intended to be patronized solely by the residents of the principal use.

(G) A residential dock, pier, wharf, float, island, or other similar structure is permitted as an accessory use in an SF-6 or more restrictive district and may be located off-site.

(H) A use other than one described in this section is permitted as an accessory use if the director of the Neighborhood Planning and Zoning Department determines that the use is necessary, customary, appropriate, incidental, and subordinate to a principal use.

(I) An accessory use may generate not more than ten guest vehicles trips a day or 30 guest vehicles trips a week.

Source: Sections 13-2-1 and 13-2-302; Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

§ 25-2-894 ACCESSORY USES FOR A PRINCIPAL COMMERCIAL USE.

(A) For a principal commercial use, this section prescribes the requirements for an accessory use.

(B) A commercial or industrial use that is otherwise prohibited in the zoning district is permitted as an accessory use if the use:

(1) is operated primarily for the convenience of employees, clients, or customers of the principal use;

(2) occupies less than 10 percent of the total floor area of the use;

(3) is an integral part of the principal use; and

(4) for an industrial use, is not located in an NO, LO or LR zoning district or within 100 feet of a residential zoning district.

(C) A parking facility is permitted as an accessory use.

(D) One dwelling unit is permitted as an accessory use if not more than 50 percent of the building is used for the dwelling unit. An occupant is not required to be engaged in the principal use.

Source: Section 13-2-303; Ord. 990225-70; Ord. 031211-11.

§ 25-2-895 ACCESSORY USES FOR A COMMERCIAL RECREATION DISTRICT.

(A) The provisions of this section supersede the requirements of Section [25-2-894](#) (*Accessory Uses For A Principal Commercial Use*) to the extent of conflict.

(B) The following are permitted as accessory uses in a commercial recreation zoning district:

- (1) food sales;
- (2) general retail sales (convenience);
- (3) personal improvement services;
- (4) restaurant (limited) without drive-in service;
- (5) day care services (general);
- (6) day care services (limited); and
- (7) safety services.

(C) An accessory use described in Subsection (B) may occupy not more than 50 percent of the site area or of the gross floor area of the structures on the site.

Source: Section 13-2-304; Ord. 990225-70; Ord. 031211-11; Ord. 031211-41.

§ 25-2-896 ACCESSORY USES FOR A PRINCIPAL INDUSTRIAL USE.

(A) For a principal industrial use, this section prescribes the requirements for an accessory use.

(B) A commercial use that is otherwise prohibited in the zoning district is permitted as an accessory use if the use:

- (1) is operated primarily for the convenience of employees, clients, or customers of the principal use;
- (2) occupies less than 25 percent of the total floor area of the use;
- (3) is an integral part of the principal use.

(C) A parking facility is permitted as an accessory use.

(D) A major utility facility is permitted as an accessory use if the facility is operated as an integral part of the principal use, and the facility is not a public utility under the Texas Public Utility Regulatory Act.

(E) For a warehouse use, a dwelling unit is permitted as an accessory use if the dwelling unit is occupied by a person engaged in security, leasing, or management for the principal use, and not more than 25 percent of the building is used for the dwelling unit.

Source: Section 13-2-305; Ord. 990225-70; Ord. 031211-11.

§ 25-2-897 ACCESSORY USES FOR A PRINCIPAL CIVIC USE.

For a principal civic use, the following are accessory uses:

(1) a dwelling unit that is occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service;

(2) refreshment stands and convenience food or beverage sales that serve a public assembly use;

(3) cafeterias, dining halls, and similar food services that are primarily for the convenience of employees, residents, clients, patients, or visitors;

(4) gift shops, news stands, and similar commercial activities primarily for the convenience of employees, residents, clients, patients, or visitors;

(5) parking facilities, except a facility located in an SF-6 or more restrictive zoning district may not exceed the minimum parking requirements; and

(6) a columbarium that:

(a) is affiliated with a religious assembly use;

(b) occupies not more than 10 percent of the site area or 10,000 square feet, whichever is less;

(c) is oriented to the interior to the site; and

(d) is not visible from public rights-of-way.

Source: Section 13-2-306; Ord. 990225-70; Ord. 031211-11.

§ 25-2-901 ACCESSORY APARTMENTS.

(A) An accessory apartment is a separate dwelling unit that is contained within the principal structure of a single-family residence, and that is occupied by at least one person who is 60 years of age or older or physically disabled.

(B) If space within a principal structure is converted to an accessory apartment, the accessory apartment may not include:

- (1) converted garage space; or
- (2) a new entrance visible from a street.

(C) The building official may not issue a building permit for construction or remodeling of an accessory apartment unless the applicant delivers to the building official an affidavit verifying that one of the proposed occupants of the accessory apartment is 60 years of age or older or physically disabled.